

r:\17_062\022 (bioscience iii)\Dwg\Site Development Plan\Bioscience III_Cover Sheet.dwg

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 21°04'43" WEST A DISTANCE OF 1,567.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 475.32 FEET TO THE NORTH LINE OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 4, RECORDED DECEMBER 30, 2013 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2013000105991;

THENCE ALONG THE NORTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES:

- THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 52.69 FEET TO THE NORTHWEST CORNER THEREOF;
- THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 280.37 FEET TO A 185.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 45°59'25" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°32'40" AN ARC DISTANCE OF 27.59 FEET TO A 115.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 52°16'22" AN ARC DISTANCE OF 104.92 FEET;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 297.06 FEET TO THE NORTH LINE OF MONTVIEW BOULEVARD AS SHOWN ON THE PLAT OF BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. C057113 IN SAID RECORDS;

THENCE NORTH 89°48'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 264.18 FEET;

THENCE NORTH 89°43'06" WEST A DISTANCE OF 402.93 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 739.34 FEET TO A 335.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'24" AN ARC DISTANCE OF 110.54 FEET;

THENCE NORTH 19°11'17" EAST A DISTANCE OF 140.09 FEET;

THENCE SOUTH 70°48'43" EAST A DISTANCE OF 210.00 FEET TO A 260.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'23" AN ARC DISTANCE OF 85.79 FEET;

THENCE SOUTH 89°43'06" EAST A DISTANCE OF 242.97 FEET TO THE POINT OF BEGINNING;

SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD _____.

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

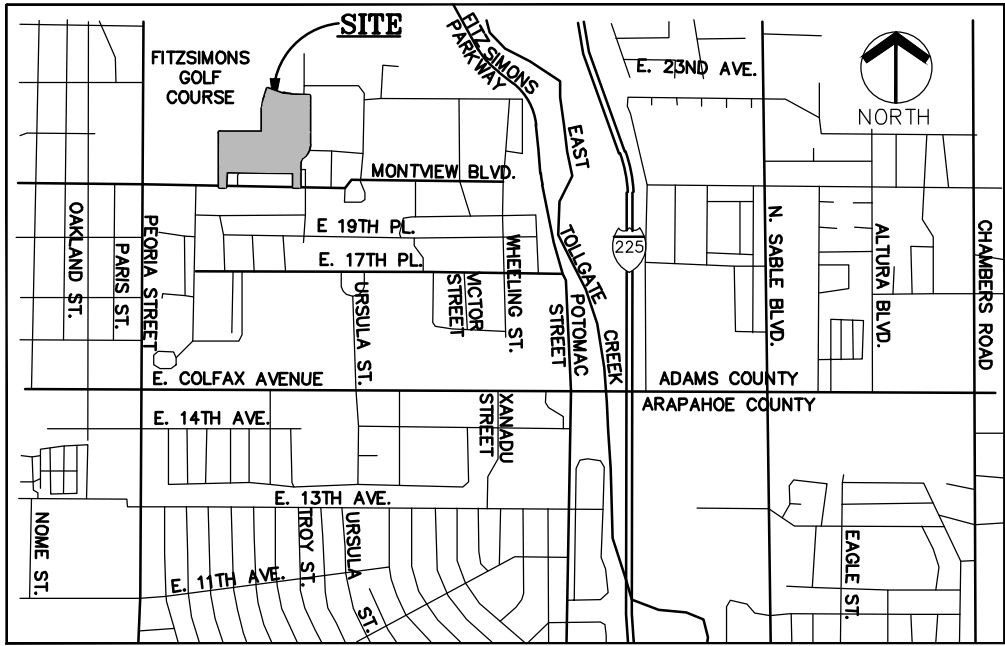
CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

BIOSCIENCE III SITE PLAN

A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTES:

- THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC: "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- (NOTE TO APPLICANT: PLEASE SEE EXHIBITB8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSCTURED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING, A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRPOCH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC) REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERCC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OF FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSES. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- ALL TRACTS AND PRIVATE STREETS SHALL BE OWNED BY THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2 AND MAINTAINED BY THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 1.

SHEET LIST

- TITLE SHEET
- SITE PLAN - NORTH
- SITE PLAN - SOUTH
- GRADING PLAN - NORTH
- GRADING PLAN - SOUTH
- UTILITY PLAN - NORTH
- UTILITY PLAN - SOUTH
- STREET SECTIONS
- LANDSCAPE COVER SHEET
- PLANTING SCHEDULE
- LANDSCAPE PLAN
- INTERIM LANDSCAPE PLAN
- FINAL LANDSCAPE PLAN
- LANDSCAPE DETAILS
- HYDROZONE MAP
- TREE MITIGATION
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- GARAGE PERSPECTIVES
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN

DEVELOPER:

M. A. MORTENSON COMPANY
1621 EIGHTEENTH STREET
DENVER, CO 80202
303-295-2511
CONTACT: MATT SHANNON

ARCHITECT:

MOA ARCHITECTURE
414 14TH ST., #300
DENVER, CO 80202
303-308-1190
CONTACT: BRIAN KONCZAK

CIVIL ENGINEER

MATRIX DESIGN GROUP, INC
1601 BLAKE ST, #200
DENVER, CO 80202
303-572-0200
CONTACT: MICHAEL McGOLDRICK, PE

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
303-892-1166
CONTACT: ALYSSA BUTLER

AMENDMENTS

- MYLAR CHANGE TO INCREASE PARKING GARAGE FROM A SINGLE STORY TO A 3-STORY WITHOUT CHANGE TO FOOTPRINT OF SITE.
- ADDED STOP SIGN. ADJUSTED FIRE HYDRANT LOCATIONS. WIDENED WEST GARAGE ENTRANCE. RELOCATED INTERNAL PARKING ISLANDS. REVISED ON-SITE GRADING ACCORDINGLY. REVISED STORM INLETS TO DIRECT CONNECTS. CHANGED REVERE TO PRIVATE.

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK ____M, THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

CIVIL ENGINEER

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(303) 572-0200
CONTACT: PATRICK CHELIN
patrick_chelin@
matrixdesigngroup.com

SITE PLAN TITLE SHEET

| DATE: | DESCRIPTION: |
|----------|----------------|
| 05.30.18 | APPROVED PLANS |
| 05.24.19 | REVISION 1 |
| 01.27.20 | REVISION 2 |
| | |
| | |
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| | |

SHEET

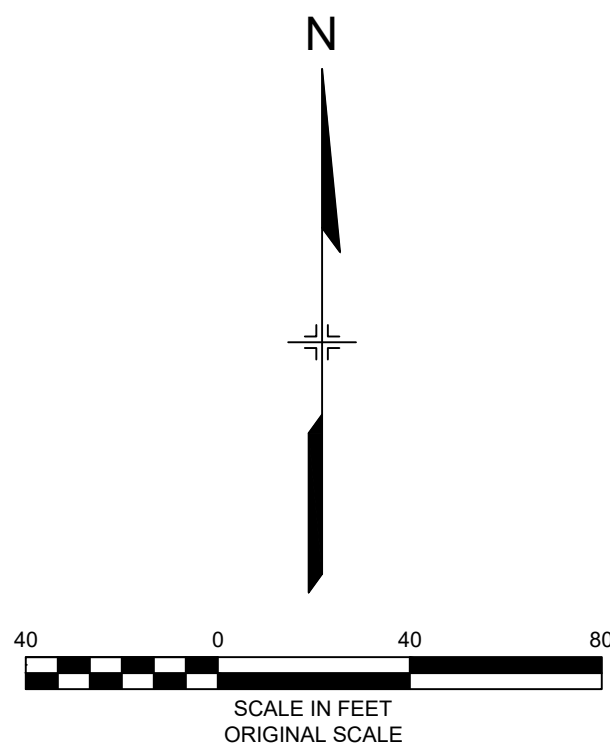
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BIOSCIENCE III SITE PLAN

A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CIVIL ENGINEER

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DENVER, CO. 80202
(303) 572-0200
CONTACT: PATRICK CHELIN
patrick_chelin@
matrixdesigngroup.com



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- AASHTO DEPARTURE SIGHT TRIANGLE
- CORNER SIGHT TRIANGLE
- PROPOSED SIGN (STOP, UNLESS NOTED OTHERWISE)
- PEDESTRIAN LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)
- PARKING LOT LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)

ABBREVIATIONS

- | | |
|--------|---------------|
| B.O.C. | BACK OF CURB |
| C&G | CURB & GUTTER |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| R.O.W. | RIGHT OF WAY |
| SDWK | SIDEWALK |
| T.B.R. | TO BE REMOVED |
| TYP | TYPICAL |

NOTES

- AASHTO DEPARTURE SIGHT TRIANGLE IS BASED ON A DESIGN SPEED OF 25 MPH.
A. SHORT LEG = 18' FROM TRAVELWAY.
B. LONG LEG = 200' FOR LEFT TURN FROM STOP
C. LONG LEG = 240' FOR RIGHT TURN FROM STOP
- ALL DEPARTURE SIGHT TRIANGLES STAY WITHIN THE ROADWAY RIGHT-OF-WAY.
- NO ITEMS TALLER THAN 30" ARE ALLOWED WITHIN THE CORNER SIGHT TRIANGLES EXCEPT FOR TRAFFIC CONTROL DEVICES.
- NO ITEMS WIDER THAN 18" CAN BE TALLER THAN 30" ARE ALLOWED WITHIN THE AASHTO DEPARTURE TRIANGLES EXCEPT FOR STREET TREE TRUNKS AND TRAFFIC CONTROL DEVICES.
- ALL RECONSTRUCTED CURB & GUTTER WILL CONSTRUCTED TO AURORA STANDARDS.
- ALL FUTURE ROADS & SIDEWALKS SHALL BE DESIGNED & BUILT WITH DEVELOPMENT OF ADJACENT LOT(S).

SITE PLAN - NORTH

| DATE: | DESCRIPTION: |
|----------|----------------|
| 05.30.18 | APPROVED PLANS |
| 05.24.19 | REVISION 1 |
| 01.27.20 | REVISION 2 |

SHEET

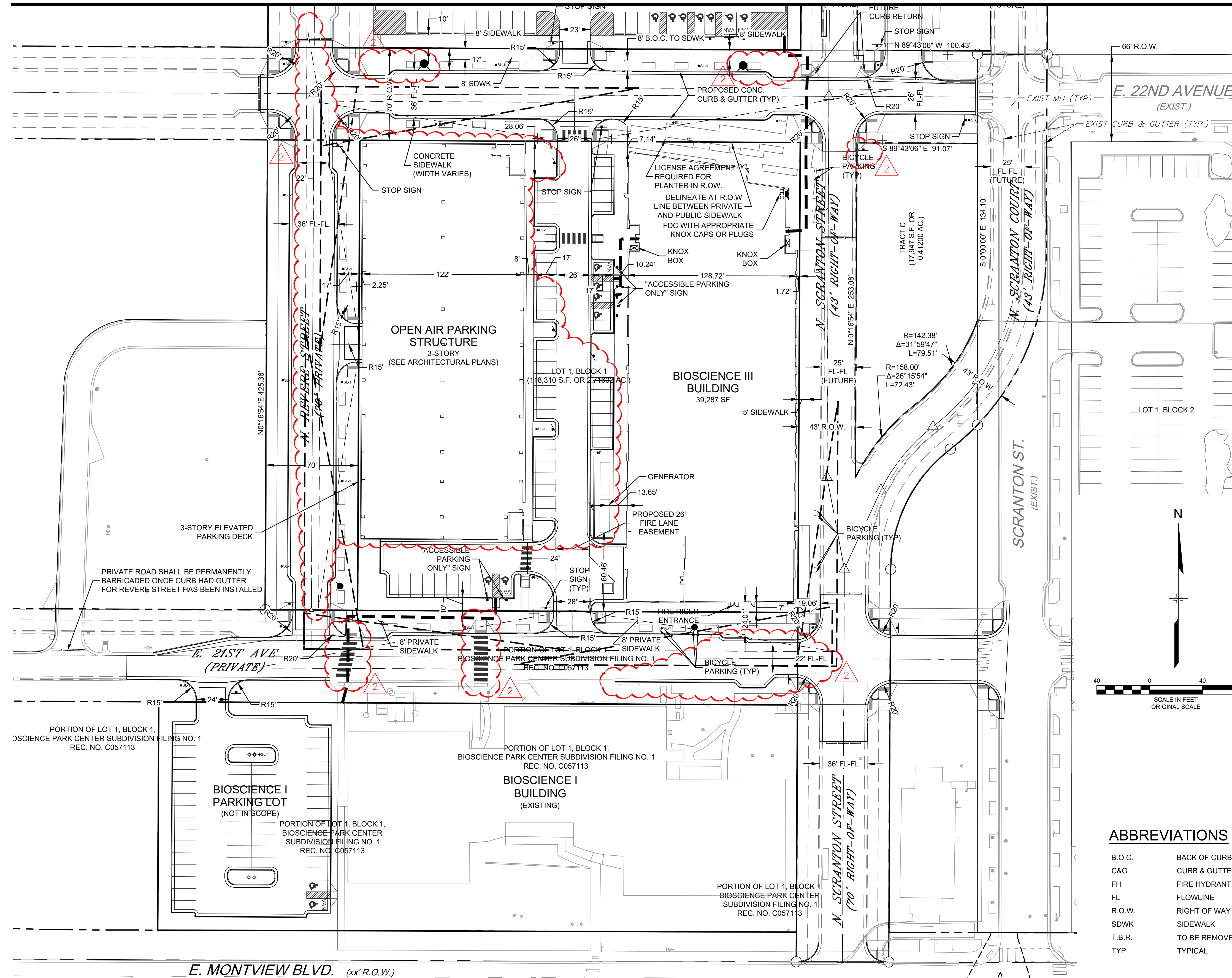
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r:\17.062.022 (bioscience iii)\Dwg\Site Development Plan\Bioscience III_Site Plan.dwg

BIOSCIENCE III SITE PLAN

A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 2



GENERATOR TABLE:

| Table 22.4.1.1(b) Reference Table for Use with Tables 22.4.1.1(a), 22.4.1.3, and 22.4.1.5 | | |
|---|--|---|
| Tank Capacity (gal) | Minimum Distance (ft) | |
| | From Property Line that Is or Can Be Built Upon, Including the Opposite Side of a Public Way | From Nearest Side of Any Public Way or from Nearest Important Building on the Same Property |
| 275 or less | 5 | 5 |
| 276 to 750 | 10 | 5 |
| 751 to 12,000 | 15 | 5 |
| 12,001 to 30,000 | 20 | 5 |
| 30,001 to 50,000 | 30 | 10 |
| 50,001 to 100,000 | 50 | 15 |
| 100,001 to 500,000 | 80 | 25 |
| 500,001 to 1,000,000 | 100 | 35 |
| 1,000,001 to 2,000,000 | 135 | 45 |
| 2,000,001 to 3,000,000 | 165 | 55 |
| 3,000,001 or more | 175 | 60 |

For SI units, 1 ft = 0.3 m; 1 gal = 3.8 L

GENERATOR SPACING NOTES:

- FROM 2015 IFC, SECTION 5704.
- GENERATOR WILL BE EITHER 500 OR 1,000 GAL CAPACITY.

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- AASHTO DEPARTURE SIGHT TRIANGLE
- CORNER SIGHT TRIANGLE
- PROPOSED SIGN (STOP, UNLESS NOTED OTHERWISE)
- PEDESTRIAN LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)
- PARKING LOT LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)
- ADA ACCESSIBLE ROUTE

NOTES

- AASHTO DEPARTURE SIGHT TRIANGLE IS BASED ON A DESIGN SPEED OF 25 MPH.
A. SHORT LEG = 18' FROM TRAVELWAY.
B. LONG LEG = 200' FOR LEFT TURN FROM STOP
C. LONG LEG = 240' FOR RIGHT TURN FROM STOP
- ALL DEPARTURE SIGHT TRIANGLES STAY WITHIN THE ROADWAY RIGHT-OF-WAY.
- NO ITEMS TALLER THAN 30" ARE ALLOWED WITHIN THE CORNER SIGHT TRIANGLES EXCEPT FOR TRAFFIC CONTROL DEVICES.
- NO ITEMS WIDER THAN 18" CAN BE TALLER THAN 30" ARE ALLOWED WITHIN THE AASHTO DEPARTURE TRIANGLES EXCEPT FOR STREET TREE TRUNKS AND TRAFFIC CONTROL DEVICES.
- ALL RECONSTRUCTED CURB & GUTTER WILL CONSTRUCTED TO AURORA STANDARDS.
- ALL DASHED CURB, GUTTER, & SIDEWALKS ARE FUTURE, TO BE BUILT WITH ADJACENT DEVELOPMENTS.
- ALL SIDEWALKS SHALL BE SCORED AT R.O.W. LINE TO DELINEATE BETWEEN PUBLIC & PRIVATE SIDEWALKS.

ABBREVIATIONS

- | | |
|--------|---------------|
| B.O.C. | BACK OF CURB |
| C&G | CURB & GUTTER |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| R.O.W. | RIGHT OF WAY |
| SDWK | SIDEWALK |
| T.B.R. | TO BE REMOVED |
| TYP | TYPICAL |

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patrick_chelin@matrixdesigngroup.com

SITE PLAN - SOUTH

DATE: 05.30.18
DESCRIPTION: APPROVED PLANS
05.24.19 REVISION 1
01.27.20 REVISION 2

SHEET

3
OF 21

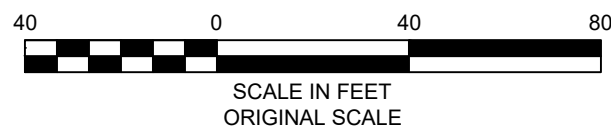
BIOSCIENCE III SITE PLAN

A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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CONTACT: PATRICK CHELIN
patrick_chelin@matrixdesigngroup.com

N



LEGEND

- 5360 PROPOSED CONTOUR
- 5372 EXISTING CONTOUR
- ST EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLET

ABBREVIATIONS

| | |
|--------|----------------|
| B.O.C. | BACK OF CURB |
| FG | FINISHED GRADE |
| FL | FLOWLINE |
| HP | HIGH POINT |
| ME | MATCH EXISTING |
| R.O.W. | RIGHT OF WAY |
| SDWK | SIDEWALK |
| T.B.R. | TO BE REMOVED |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TYP | TYPICAL |

NOTES

1. MAXIMUM CROSS-SLOPE NOT TO EXCEED 2.0%.
2. MAXIMUM SLOPE (ALONG TRAVEL LANE) IS 4.99% IN ADA ACCESSIBLE ROUTES.
3. MATCH EXISTING GRADES TO THE BACK OF CURB.
4. COORDINATION WITH CITY OF AURORA IS REQUIRED PRIOR TO REMOVING INTERIM PRIVATE WATER QUALITY AND DETENTION POND. THERE IS POTENTIAL FOR ADDITIONAL INFORMATION TO BE SUBMITTED AS REQUESTED BY THE CITY AT THAT TIME.
5. THE OWNER OF THE BIOSCIENCE III BUILDING IS RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE INTERIM DETENTION POND.
6. ALL STORM PIPE CONNECTIONS OF A PIPE THAT IS LESS THAN 24" IN DIAMETER TO A PIPE THAT IS MORE THAN 24" IN DIAMETER SHALL BE A PIPE TO PIPE CONNECTION (NO MANHOLE REQUIRED).
7. ALL STORM PIPES & STRUCTURES THAT ORIGINATE ON PRIVATE PROPERTY ARE PRIVATE.
8. ALL STORM PIPES & STRUCTURES THAT ORIGINATE IN THE PUBLIC R.O.W. ARE PUBLIC.

BENCHMARK:

THE VERTICAL INFORMATION ON THIS MAP IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. A FOUND CITY OF AURORA 3" BRASS CAP ON INLET STAMPED "COA BM SCP 028.3" WITH A PUBLISHED ELEVATION OF 5375.665 WAS USED TO REFERENCE THIS VERTICAL DATUM. THE BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF EAST 17TH PLACE AND FITZSIMONS PARKWAY ON A 20' WIDE TYPE R STORM INLET BETWEEN LIGHT POLES 958 632 AND 991 394 AT THE WESTERLY PCR.

GRADING PLAN - NORTH

| | |
|----------|----------------|
| DATE: | DESCRIPTION: |
| 05.30.18 | APPROVED PLANS |
| 05.24.19 | REVISION 1 |
| 01.27.20 | REVISION 2 |

SHEET

4
OF 21

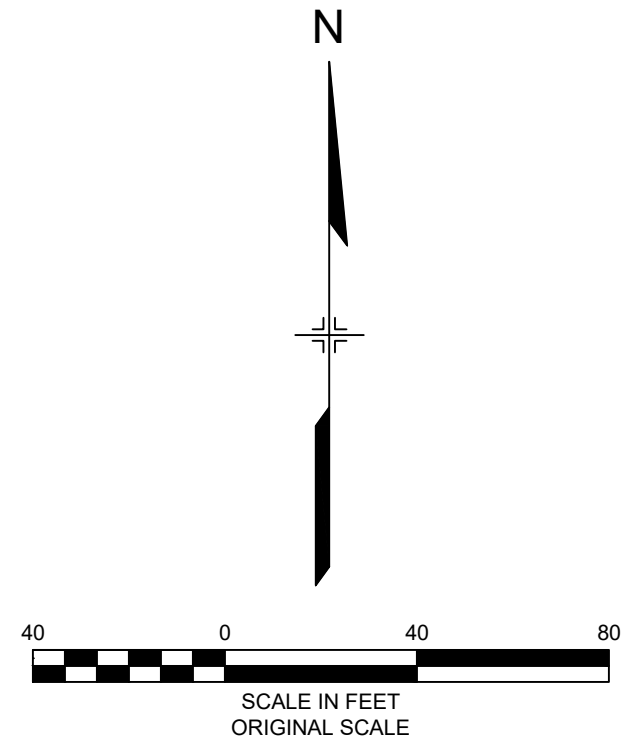
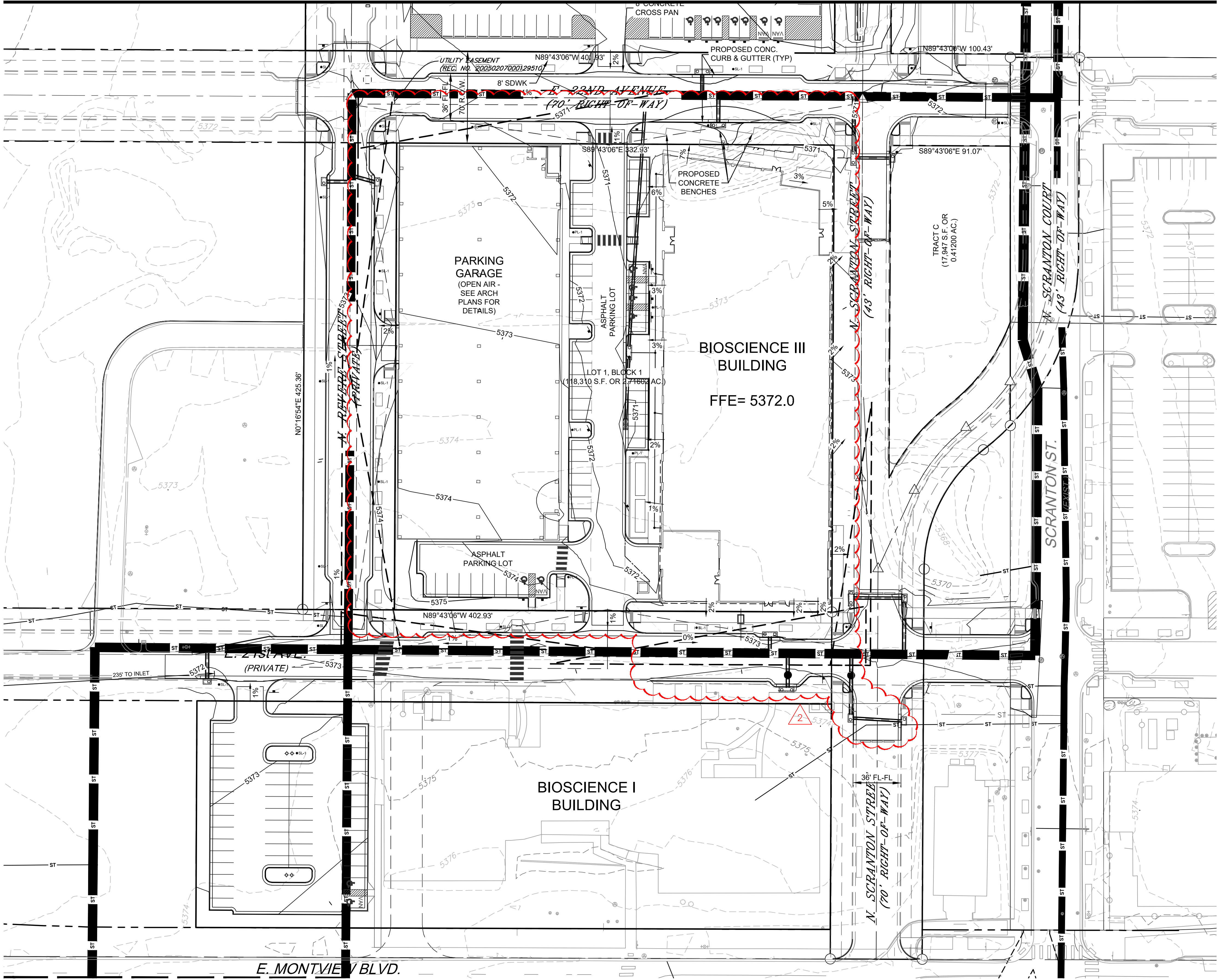
SEE SHEET 5

r:\17_062.022 (bioscience iii)\Dwg\Site Development Plan\Bioscience III_Grading Plan.dwg

BIOSCIENCE III SITE PLAN

A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4



LEGEND

- 5360 PROPOSED CONTOUR
- 5372 EXISTING CONTOUR
- STORM SEWER

ABBREVIATIONS

| | |
|--------|----------------|
| B.O.C. | BACK OF CURB |
| FG | FINISHED GRADE |
| FL | FLOWLINE |
| HP | HIGH POINT |
| ME | MATCH EXISTING |
| R.O.W. | RIGHT OF WAY |
| SDWK | SIDEWALK |
| T.B.R. | TO BE REMOVED |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TYP | TYPICAL |

NOTES

- MAXIMUM CROSS-SLOPE NOT TO EXCEED 2.0%.
- MAXIMUM SLOPE (ALONG TRAVEL LANE) IS 4.99% IN ADA ACCESSIBLE ROUTES.
- MATCH EXISTING GRADES TO THE BACK OF CURB.

CIVIL ENGINEER

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY
MATRIX DESIGN GROUP
1601 16th STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: PATRICK CHELIN
patrick_chelin@
matrixdesigngroup.com

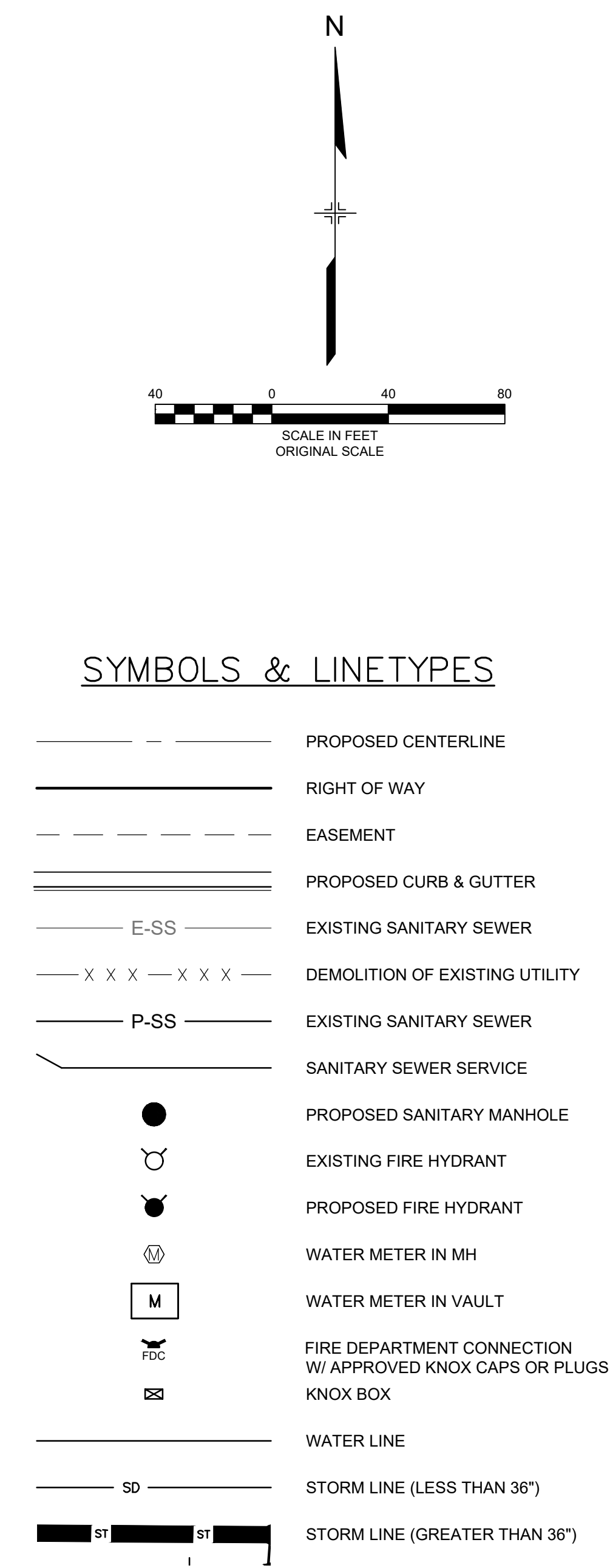
GRADING PLAN - SOUTH

| | |
|----------|----------------|
| DATE: | DESCRIPTION: |
| 05.30.18 | APPROVED PLANS |
| 05.24.19 | REVISION 1 |
| 01.27.20 | REVISION 2 |

SHEET

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A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**CIVIL ENGINEER**

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

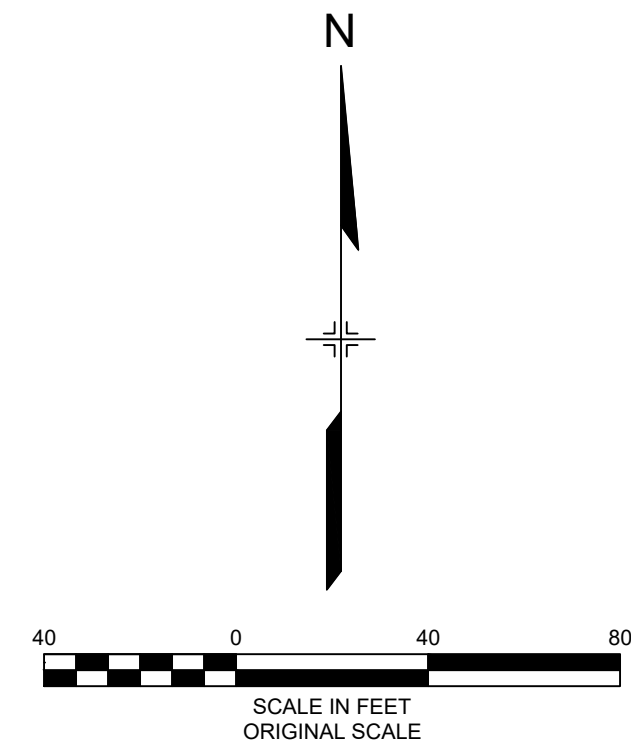
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UTILITY PLAN - NORTH

| DATE: | DESCRIPTION: |
|----------|----------------|
| 05.30.18 | APPROVED PLANS |
| 05.24.19 | REVISION 1 |
| 01.27.20 | REVISION 2 |
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SHEET

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SYMBOLS & LINETYPES

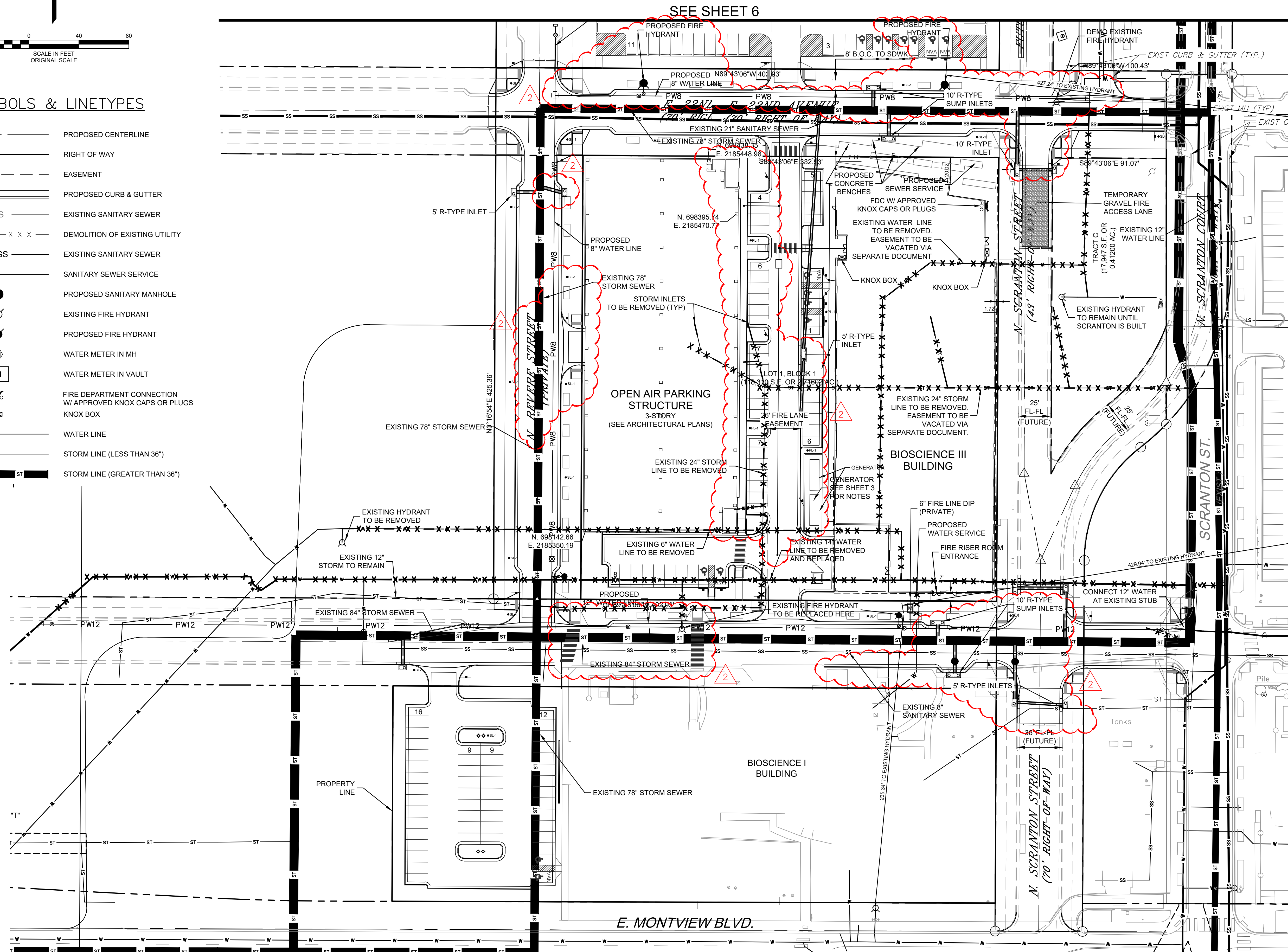
- PROPOSED CENTERLINE
- RIGHT OF WAY
- EASEMENT
- PROPOSED CURB & GUTTER
- SS EXISTING SANITARY SEWER
- X X X X X X X X X X DEMOLITION OF EXISTING UTILITY
- P-SS EXISTING SANITARY SEWER
- SANITARY SEWER SERVICE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WATER METER IN MH
- WATER METER IN VAULT
- FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX CAPS OR PLUGS
- KNOX BOX
- WATER LINE
- SD STORM LINE (LESS THAN 36")
- ST STORM LINE (GREATER THAN 36")

BIOSCIENCE III
SITE PLAN

A PART OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTES:

- ALL INLETS ARE IN-LINE, ON-GRADE, UNLESS NOTED OTHERWISE.
- ALL PROPOSED STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YR EVENT, UNLESS NOTED OTHERWISE.



CIVIL ENGINEER

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UTILITY PLAN - SOUTH

| DATE: | DESCRIPTION: |
|----------|----------------|
| 05.30.18 | APPROVED PLANS |
| 05.24.19 | REVISION 1 |
| 01.27.20 | REVISION 2 |

SHEET

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